

**KIM GILBERT EBRON**  
7625 DEAN DRIVE DRIVE, SUITE 110  
LAS VEGAS, NEVADA 89139  
(702) 485-3300 FAX (702) 485-3301

KAREN L. HANKS, ESQ.  
Nevada Bar No. 9578  
E-mail: karen@hkimlaw.com  
DIANA S. CLINE, ESQ.  
Nevada Bar No. 10580  
E-mail: diana@hkimlaw.com  
JACQUELINE A. GILBERT, ESQ.  
Nevada Bar No. 10593  
E-mail: jackie@hkimlaw.com  
HOWARD KIM & ASSOCIATES  
1055 Whitney Ranch Drive, Suite 110  
Henderson, Nevada 89014  
Telephone: (702) 485-3300  
Facsimile: (702) 485-3301  
*Attorneys for SFR Investments Pool 1, LLC*

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A., a New  
York Corporation,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company; THE PRESERVES  
AT ELKHORN SPRINGS HOMEOWNERS  
ASSOCIATION, a Domestic Non-Profit  
Corporation; ATC ASSESSMENT  
COLLECTION GROUP, LLC, a California  
Limited Liability Company; HEATHER A.  
REINHARD, an individual; JASON C.  
REINHARD, an individual; DOES I through X;  
and ROE CORPORATIONS I through X,  
inclusive,

Defendants.

Case No. 2:14-cv-02080-RFB-GWF

Plaintiff, JPMorgan Chase Bank, N.A., (the “Bank”) and Defendant, SFR Investments Pool  
1, LLC (“SFR”) by and through their respective counsel of record, hereby stipulate and agree as  
follows:

1. This lawsuit is one of many involving the effect of a non-judicial foreclosure sale  
conducted by a homeowners association pursuant to NRS 116.3116 et seq.

2. On July 28, 2016, this Court entered an order granting SFR’s Motion for Summary  
Judgment and denying the Bank’s Counter-Motions for Summary Judgment.

3. On August 12, 2016, the Ninth Circuit issued a decision in *Bourne Valley Court  
Trust v. Wells Fargo Bank*, 2016 WL 4254983 (9th Cir. Aug. 12, 2016) holding that NRS 116 is

1 facially unconstitutional. A petition for rehearing was filed by the petitioner in *Bourne Valley* on  
2 August 26, 2016.

3 4. On August 25, 2016, the Bank filed a Motion for Reconsideration under *Bourne*  
4 *Valley*. SFR's response to the Motion for Reconsideration is due on September 12, 2016.

5 5. The Parties agree to stay this matter pending resolution of *Bourne Valley*.

6 6. Should this court not ratify this stipulation, the parties agree that SFR shall have 7  
7 (seven) days from the date of entry of any order denying this stipulation to file a response to the  
8 Motion for Reconsideration.

9 IT IS STIPULATED AND AGREED that the case is stayed pending resolution of *Bourne*  
10 *Valley*.

11 DATED this 12th day of September, 2016.

DATED this 12th day of September, 2016.

12 KIM GILBERT EBRON

WRIGHT, FINLAY & ZAK, LLP

13 /s/Jacqueline Gilbert

/s/ Chelsea A. Crowton

14 JACQUELINE A. GILBERT, ESQ.

Chelsea A. Crowton, Esq.

15 Nevada Bar No. 10593

Nevada Bar No. 11547

16 107625 Dean Martin Drive, Suite 110

7785 W. Sahara Ave., Ste 200

17 Las Vegas, Nevada 89139

Las Vegas, Nevada 89117

*Attorney for SFR Investments Pool 1, LLC*

*Attorney for JPMorgan Chase Bank, N.A.*

18 **ORDER**

19 IT IS SO ORDERED.

20 DATED this 13th day of September, 2016.

21 

22 RICHARD F. BOULWARE, II  
23 UNITED STATES DISTRICT JUDGE  
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25  
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